

PRESENT:

Leland J. Roper	Mayor and presiding
Max Bennett	Councilman
Willis Morrison	Councilman
Don Bird	Councilman
Cecil Losee	Councilman

ABSENT:

Thomas Callister	Councilman
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OTHERS PRESENT:

Neil Forster	City Superintendent
Dorothy Jeffery	City Recorder
Warren Peterson	City Attorney
Jack Grayson	Grayson Const.

Mayor being present called the meeting to order.
Dorothy Jeffery being present acted as secretary.

The Mayor stated the meeting was a closed council meeting and was called for the purpose of discussion of property purchase negotiations, the purpose of the closed session is to avoid speculation on land prices; public review and comment at a later date prior to the completion of the negotiations will be held in an open council meeting.

Mayor Roper explained to council Mr. Jack Grayson had been asked to attend the closed session council meeting because of his affiliation with the property that was to be discussed.

Mr. Grayson stated he had spoken to Dave Evans, of Evans, Taggarts and Company, owners of the property being discussed at this meeting, just prior to coming into the meeting in regards to the aforementioned property.

Two sets of plans are being drawn up for the proposed project, one plan is for the complete project to be a mobile home site that can be converted to a housing site after the initial impact is over, the second plan is for one-half ($\frac{1}{2}$) of the project to be a mobile home site and the other half ($\frac{1}{2}$) to be a housing project; there is a ten (10) acre site for the school and a two (2) acre site for the church. A copy of these plans should be in the mail to the council today.

Attorney Peterson asked Mr. Grayson is the proposed plans are for forty (40) acre project or an eighty (80) acre project thus allowing the full ten (10) acres for a school zone?

Mr. Grayson stated the project was actually seventy seven (77) acres, Evans, Taggart and Company own thirty nine (39) acres and I own thirty eight (38) acres.

Attorney Peterson then asked if the plans were for the full seventy seven (77) acres and not just for the thirty nine (39) acres? Mr. Grayson answered Yes,

the proposal is for the full seventy seven (77) acres, further stating that Evans, Taggarts and Company did not feel their thirty nine (39) acres was large enough for the full project and that is the reason they had requested him to join them in their proposal to the city.

Attorney Peterson asked Mr. Grayson if he was agreeable to the request for the school site to be dedicated for parks and recreation for the present and then exchange it at a later date as was talked about earlier? Mr. Grayson said yes.

Mr. Grayson stated that if the proposal can be drawn up as discussed one-half of the dedicated land would be taken from his property and one-half $\frac{1}{2}$ would be from Evans, Taggart and Company property.

Attorney Peterson asked Mr. Grayson what the plans were for the remainder of the school site? Mr. Grayson stated it would be sold to the school.

Mayor Roper asked Mr. Grayson if he thought it would be possible for him and Evans, Taggart and Company to work with the city on the transaction of the school site to the school? Mr. Grayson said it had been discussed and his feelings were that the issue could be worked out so that the school, the city and the persons involved would all benefit from the transaction but the details had not been completed.

Mr. Grayson stated the transaction on the property with the school and Evans, Taggart and Company had not been completed but he felt the school board was very interested in their property and the proposal they had made to the school.

Mayor Roper said he understood that most of the school board had agreed that the area was a good location for the proposed school site.

Councilman Bird asked Mr. Grayson if water had been purchased with the property when he purchased the property? Mr. Grayson stated he had not purchased any water with the property but he did have enough water of his own for the complete project.

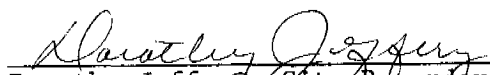
There was a brief discussion of the accessibility of water/sewer lines to the proposed area and the possible need for an additional lift station.

Mayor Roper asked council if they had any further questions for Mr. Grayson, there being none the Mayor thanked Mr. Grayson for his attendance and comments at the meeting.

After Mr. Grayson had left the meeting, Mayor Roper gave the council an update on the status of the aforementioned project, stating he had spoke to School Superintendent Kenneth Topham in regards to the old football field for a possible site for a city office building. Mr. Topham was very favorable to the idea. Mayor Roper stated he was on the agenda with the school board to discuss the issue on Wednesday, November 12th, and would report to the council after the meeting.

There was a general discussion by council of the main issues discussed during the meeting and the possible funding for the project.

Mayor Roper asked if there were any further questions or comments, there being none Councilman Bennett MOVED the council close the closed session and once again meet in open public meeting seconded by Councilman Bird. Closed session adjourned.


Dorothy Jeffery, City Recorder

Leland J. Roper, Mayor